

# DILG urges LGUs to promote active transport to ease traffic congestion

Department of the Interior and Local Government (DILG) Secretary Benjamin 'Benhur' Abalos, Jr. urged local government units (LGUs) anew to promote active transport and emulate the best practices of the LGU recipients of last year's National Bike Day Bike Lane Awards. "We continuously encourage our LGUs to provide means for active transport, through the establishment of protected bike lanes, to help ease traffic congestion and promote sustainable mobility. We can take great inspiration from the LGU Bike Lane awardees who made it happen in their localities," said Abalos. During the National Bike Day Awards: Knowledge Sharing Webinar held Tuesday, last year's Bike Lane Awardees namely Iloilo City, Quezon City, and Mandaue City shared their experiences and the challenges that they hurdled in establishing bike lanes in their areas. Exemplary awardees Alaminos City and Pasig City and finalists Baguio City and Taguig City likewise imparted their initiatives. "We thank the LGU Bike Lane awardees for sharing valuable insights

## Non-compliant vape shops get shutdown by DTI-BIR joint operation

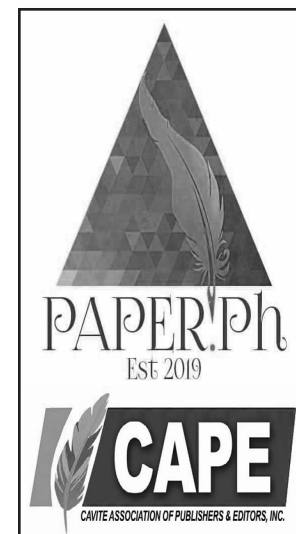
The joint forces of the Department of Trade and Industry (DTI) and Bureau of Internal Revenue (BIR) resulted in the closure of two (2) vape stores and confiscation of 989 units of non-compliant vaporized nicotine and non-nicotine products and novel tobacco products worth P344,520.00 during the focused enforcement operation in Manila City. Recognizing that business registration requirements and tax obligations are part of the implementation of the Republic Act (RA) No. 11900, also known as the "Vaporized Nicotine and Non-Nicotine Products Regulation Act", the BIR has been very active in conducting inspection and pursuit against illegal sellers and traders of vape products. Consumer Protection Group (CPG) Undersecretary Atty. Ruth B. Castelo, DTI-Fair Trade Enforcement Bureau (FTEB) Director Atty. Phillip D. Sawali, and Bureau of Internal Revenue (BIR) Assistant Commissioner Atty. Jethro M. Sabariaga inspecting vape products in Manila on 19 June 2023. Out of the 14 monitored vape stores, seven (7) non-conforming shops were issued a Notice of Violation (NOV) by the DTI-FTEB enforcement teams, requiring each to submit a written explanation within 48 hours from receipt thereof. The common violations of vape retail establishments consist of: failure to post the minimum age requirement, lack of point-of-sale signage, and sale of vapor products that are appealing to minors, such as those with fruit, candy, and dessert flavors; and packaging that features cartoon characters. Moreover, two (2) of the monitored non-compliant vape stores were found selling and promoting vape products within 100 meters from a playground, or entertainment facility frequented by minors. Consequently, the vape stores immediately stopped their operations at the order of the mall administrator. (Turn to page 7)

## City Government of Carmona

### Dental Health Program sa Barangay Bancal at Cabilang Baybay Child Development Center

Nagsagawa ang Municipal Health Office ng Dental Health Program para sa 99 na Day Care Students ng Barangay Bancal Child Development Center at 81 na Day Care Students ng Barangay Cabilang Baybay Child Development Center. Itinuro rin dito ang kahalagahan ng Oral Health Education at nagsagawa rin ng Oral Examination para sa mga nasabing mag-aaral.

Layon ng programang ito na mabigyang halaga ang supervised toothbrushing at fluoride application para mapabuti ang oral health ng mga kabataang Carmona. Kasabay nito ay namahagi rin ng mga toothbrush at toothpaste ang MHO Carmona mula sa Lokal na Pamahalaan ng Carmona para sa mga nasabing Day Care Students.



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# Lab For All Konsulta Caravan launched benefited more than 2K beneficiaries

A total of 2,141 beneficiaries availed of free healthcare services during the two separate launchings and rollout of the "Laboratoryo, Konsulta, at Gamot para sa Lahat" (Lab for All) caravan led by no less than First Lady Marie Louise "Liza" Araneta-Marcos in Central Luzon.

Joining the First Interior and Local Government Secretary Benjamin "Benhur" C. Abalos, Jr., Department of Health (DOH) Secretary Teodoro Herbosa, and Pampanga Governor Dennis Pineda, launch were Secretary Abalos, DOH Undersecretary Enrique Tayag, Philhealth Pampanga. According to the First Lady, the "Lab for All" caravan represents the Marcos administration's commitment to providing accessible primary care services to the people. "This is in keeping with what the President promised during his SONA

Lady during the Tarlac and Provincial Directors last year. Sabi po niya, we must bring closer the medical services to the people and not wait for them to come to the hospitals and health centers. So, I'm here today to help the President fulfill his promise," she shared. Meanwhile, DILG Secretary Abalos urged local government units (LGUs) to support the Lab Director Anthony Nuyda

ing together with the First Lady during the Tarlac and Provincial Directors last year. Sabi po niya, we must bring closer the medical services to the people and not wait for them to come to the hospitals and health centers. So, I'm here today to help the President fulfill his promise," she shared. Meanwhile, DILG Secretary Abalos urged local government units (LGUs) to support the Lab Director Anthony Nuyda

## City Government of Bacoor

### Isinagawa kahapon ang Libreng Pneumonia Vaccine sa Bulwagan ng Liga na mga Barangay na inorganisa ng City Health Office

Nasa higit 300 na participants ang nagpabakuna sa handog na Libreng Bakuna nina Mayor Strike Revilla, Vice Mayor Rowena Bautista Mendiola, Cong. Lani Mercado, Cong. Bryan Revilla at Sangguniang Panlungsod Members kasama ang City Health Office.



## DTI looks to improve PH ease of Doing Business

During the roundtable meeting with MEDEF International, a non-profit private-funded organization composed of representatives from French businesses on 20 June 2023, Department of Trade and Industry (DTI) Secretary Fred Pascual presented the Philippines as an ideal investment destination with the aim of fostering potential partnerships and collaborations with French companies. In his message, Secretary Pascual acknowledged that MEDEF International is instrumental in strengthening trade and investment relations between the Philippines and France. "Recently, we witnessed the visit organized by MEDEF International for its members in the Philippines, where many of your companies participated. These developments indicate not only the interest and confidence of the French companies in the Philippines but also the strong relationship we enjoy at the business level", Secretary Pascual said. Further, he emphasized that the Philippines is open for business and that the recent game-changing economic reforms such as the Corporate Recovery and Tax Incentives for Enterprises (CREATE), amended Public Service Act (PSA), amended For-

**CAVITE DIGEST**  
LEADING TOWARDS DEVELOPMENT AND PROGRESS

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**CAPE**  
CAVITE ASSOCIATION OF PUBLISHERS & EDITORS, INC.

# DTI looks to improve PH ease of Doing Business

*(From page 1)* pines received a total Net Foreign Direct Investment (FDI) Flow of USD 28 billion, with Europe accounting for a significant portion," he shared. Likewise, he mentioned that the government has initiated to roll out the Philippine Business Hub (PBH), a platform that aims to simplify business transactions through digital and online processes. "This initiative streamlines the registration of businesses, permit renewals, and other activities, making it easier and faster to conduct business in the Philippines," he added.

Most importantly, Secretary Pascual sought the support of French businesses in pursuit of one of the most important agenda of the Philippines with Europe, the renewal of the European Union Generalised Scheme of Preferences Plus (EU-GSP+) preferences and the resumption of the negotiation for the Philippines-European Union Free Trade Agreement (PH-EU FTA).

About thirteen (13) companies from various sectors such as finance, infrastructure, manufacturing, services, and transportation attended the roundtable meeting and



DTI Assistant Secretary Allan Gepty, DTI Secretary Fred Pascual, Philippine Ambassador to France H.E. Junever Mahilum-West, and Philippine Trade and Investment Center France Commercial Counselor Katrina Banzon during the Roundtable Meeting with France-Philippines Business Council of MEDEF International Chairperson Mr. Philippe Louis-Dreyfus and representatives of French businesses

expressed positive outlook available in the Philippines presented by the delegation toward the opportunities for French businesses as tion. Source: DTI

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## Gentle Hands Childcare facility new cease and desist order

The Department of Social Welfare and Development (DSWD) has issued a new cease and desist order (CDO) against the Quezon City childcare facility of Gentle Hands Inc. due to the revocation of its fire safety inspection certificate (FSIC) by the Bureau of Fire Protection. The new CDO issued by DSWD on June 13 was based on the May 25, 2023 letter of Fire Senior Supt. Aristotle Banaga of the Quezon City Fire Department wherein his office has confirmed the revocation of GHI's FSIC "on the grounds the GHI suffered from the following defects."

The QC Fire Department listed 13 violations of the Fire Code committed by the GHI's Project 4, Quezon City facility and the Gentle Hands management had to address all the listed defects before it can be issued a new FSIC, which is a requirement before any establishment can operate.

Among the GHI violations listed by the BFP were its failure to comply with the required termination of (fire) exits; absence of automatic detection and alarm system; absence of approved automatic sprinkler system; absence of posted emergency evacuation plan and failure to conduct emergency egress and relocations drills.

"Given the serious fire safety violations of the care facility, and pursuant to the authority, regulatory powers, and responsibility for the exercise of the man-

date of DSWD to assist in the protection of the rights of children from all forms of danger, neglect, abuse, cruelty, exploitation and other conditions prejudicial to their development... the undersigned hereby orders Gentle Hands Inc. to Cease and Desist from further operations pending an investigation by the DSWD for a maximum period of 20 days," the CDO signed by DSWD Secretary Rex Gatchalian read.

The CDO is part of DSWD's authority, regulatory powers and responsibility to assist in the protection of the rights of children from all forms of neglect, abuse, cruelty, exploitation and other conditions prejudicial to their development.

*(Turn to page 7)*

# Non-compliant vape shops get shutdown by DTI-BIR joint operation

*(From page 8)* USec. Atty. Castelo emphasized that the Department will maintain its heightened enforcement operations against violators of R.A. No. 11900 and its Implementing Rules and Regulations (IRR). "The Department has done its part to guide business establishments and enrich their understanding of R.A. No. 11900 and its IRR. The violations that we observe today are a blatant disregard of the said reminders and advisories, particularly the law. With this, the Department will continue to conduct intensified enforcement operations to ensure appropriate actions are being taken against violators," said USec. Atty. Castelo.

Usec. Atty. Castelo added that apart from physical stores, the Department is also active in monitoring the compliance of e-commerce platforms.

With the DTI as the lead agency responsible for regulating the importation, manufacture, sale, packaging, distribution, use and communication of vaporized nicotine and non-nicotine products, Usec. Atty. Castelo expressed gratitude to BIR for supporting the campaign against violators of R.A. No. 11900. "In support of the DTI's campaign against sellers of vape products that do not comply with the requirements of the law, the BIR issued the Revenue Regulations (RR) No. 14-2022, which set the tax guidelines for the subject vape products in accordance with R.A. No. 11900," BIR Assistant Commissioner Atty. Jethro M. Sabariaga underscored. He also highlighted that, like physical stores, RR No. 14-2022 also mandates online vape sellers to comply with the BIR and Department of Trade and Industry (DTI) or Securities and Exchange Commission (SEC) and Cooperative Development Authority (CDA) registration requirements to avoid penalties.

Accordingly, DTI-FTEB Director Atty. Sawali expressed that with the full support of other government agencies, the DTI enforcement team will keep up its momentum in enforcing R.A. No. 11900 and its IRR to protect minors from having access to vape products. As of 15 June 2023, the enforcement teams have monitored and visited 621 physical vape stores. While 249 firms were found to be compliant during the physical validation, 229 firms were issued with Show Cause Orders (SCO) and Notices of Violation (NOV), mandating non-compliant firms to submit a written explanation within 48 hours from their receipt of SCOs and NOVs. The rest of the monitored stores were either closed or no longer selling vape products. In sum, the enforcement operations resulted in the seizure of 1,503 units of vape products worth Php4,555,353.00.

Alongside the DTI-FTEB's enforcement operations in physical stores, its Online Monitoring Unit (OMU) has also intensified its monitoring initiatives, resulting in 31,570 monitored online vape stores. Of these, only 219 online stores were compliant, while 31,351 were non-compliant. Of the non-compliant online

stores, only 1,525 have validated addresses and have been subjected to validation and physical inspection. During the said physical validation cum inspection, 46 NOVs were issued, while the rest were either closed or cannot be located. Recognizing the challenge of regulating the selling of vape products by online merchants, twenty-six (26) SCOs were issued to different online platforms notifying them of online merchants selling or offering for sale vape products that do not conform with RA 11900 and its IRR. They were given 48 hours from receipt thereof to submit a written explanation.

The OMU monitors seven (7) major online platforms and 14 company websites daily.

Through the combined efforts of the on-the-ground and online enforcement teams, there are

already 82 formal charges filed against violators of R.A. No. 11900 and its IRR. A case has also been filed against one of the largest e-commerce platforms in the country. R.A. No. 11900 vests the regulatory jurisdiction over vapes and other novel tobacco products in the DTI while providing complementary roles to other government agencies, particularly the Department of Health (DOH), Food and Drug Administration (FDA), Bureau of Internal Revenue (BIR), Department of Social Welfare and Development (DSWD), Department of Education (DepEd), and Local Government Units (LGUs).

Further, the DTI also engages in a nationwide campaign against uncertified items in the market, including the enforcement of DTI technical regulations mandating compliance with Philippine Standard Certification Mark Schemes, particularly Department Administrative Order No. 02, Series of 2007. To protect consumers or potential buyers of electrical and electronic products; mechanical and construction materials; and chemical and other consumer products and systems, DTI-Bureau of Philippine Standards (DTI-BPS) covers products and systems through implementing Mandatory Product Certification Schemes: the Philippine Standard (PS) Quality and/or Safety Certification Mark Licensing Scheme and the Import Commodity Clearance (ICC) Certification Scheme. The DTI urges consumers to report violators of retailers, distributors, and manufacturers that sell uncertified items, through the Consumer Care Hotline at DTI (1-384) or [consumercare@dti.gov.ph](mailto:consumercare@dti.gov.ph). Source: DTI

## DILG urges LGUs to promote active transport to ease traffic congestion

*(From page 8)* support people's mobility within their respective areas of jurisdiction. The DILG is part of the IATWG-AT. Organized by the Interagency Technical Working Group on Active Transport (IATWG-AT) led by the Department of Transportation (DOTr), the webinar aimed to share knowledge and various information about government plans, programs, and ongoing projects for the continuous expansion of active transport networks in our country.

The DILG will continue to work closely with the other members of the IATWG to ensure that the ongoing active transport project led by the DOTr can be replicated and translated to localized projects within provinces, cities, and municipalities. Source: DILG

## Gentle Hands Childcare facility new cease and desist order

*(From page 2)* On May 22, the DSWD issued its first CDO against Gentle Hands Inc, based on a complaint that the private orphanage has committed a violation of Republic Act No. 7610 or the Special Protection of Children Against Child Abuse, Exploitation and Discrimination. The DSWD also received a report that GHI has failed to comply with the minimum standards for residential facilities for children.

On May 20, Secretary Gatchalian and several DSWD officials went to the GHI facility located at No. 27 F. Castillo Street, Brgy. Bagumbuhay, Project 4, Quezon City and based on their surprise inspection, they were able to confirm that the children in GHI are in imminent danger and decided that it is in the best interest of the children to be transferred to a safe shelter. GHI is a duly registered and licensed social welfare and development agency (SWDA) of the DSWD with License No. DSWD-SB-L-000052-2021 issued on 12 August 2021 and valid until 13 August 2024.

"Since the DSWD is the one accrediting and giving out license to operate on SWDAs, the Department has the power to issue a CDO against an SWDA especially if there are serious concerns regarding their facilities, like the revocation of their FSIC by the BFP," DSWD Spokesman Asst. Secretary Lopez said. Source: DSWD

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
DASMARIÑAS CITY, CAVITE

NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC),  
Petitioner/Mortgagee,

-versus- File No. FC-DC-0782-23  
EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

SPS. DANILO P. VENTURA & MERCEDES R. VENTURA,  
Respondents/Mortgagors.

x-----x

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC), a government owned and controlled corporation created under P.D. No. 1267, with postal address at 104 Amorsolo St., Legaspi Village, Makati City against respondents/mortgagors, SPS. DANILO P. VENTURA & MERCEDES R. VENTURA with postal addresses at Golden City Dasma, Lot 69, Blk. 36, Brgy. Salawag, Dasmariñas City, Cavite and P56-05 17th St. cor. 6th St., Airmen's Village, Pasay City and for the satisfaction of the mortgaged debt which as of April 30, 2023 amounts to FIVE HUNDRED EIGHTY THOUSAND EIGHT HUNDRED NINETEEN PESOS & 84/100 (Php580,819.84), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on August 03, 2023 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
No. T-395737

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas Prov. of Cavite bounded and described as follows,

A parcel of land (Lot 69, Blk. 36 of the subd. plan Psd-042106-060530, being a portion of Lot 5777-A-2, Psd-042106-057898, LRC Rec. No. 1) situated in the Brgy. Salawag, Mun. of Dasmariñas, Prov. of Cavite. Is. of Luzon. Bounded on the SE., along line 1-2 by lot 71, Blk. 36; on the SW., along line 2-3 by ally 29; on the NW., along line 3-4 by Lot 67; & on the NE., along line 4-1 by Lot 70, both Blk. 36 all of the subd. plan. Beginning at a pt. marked "1" on plan being S. 52 deg. 57'E., 1063.15 m. from Mon. 171 Imus Estate, thence S. 79 deg. 03'W. 9.50 m. to pt.2; thence N. 10 deg. 57'W., 3.75 m. to pt. 3; thence N. 79 deg. 03'E., 9.50 m. to pt. 4; thence S. 10 deg. 57'E., 3.75 m. to pt. of beginning, is registered in accordance with the provisions of the Property Registration Decree in the name of

DANILO P. VENTURA, married to MERCEDES R. VENTURA, both of legal age, Filipino.

containing and are of THIRTY FIVE SQ. M. & SIXTY THREE SQ. DEG. (35.63) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by PS cyl. Conc. Mons. 15x60 cm., bearings true; date of orig survey, July 27, 1905-June 11, 1908 & that of the subd. survey, nov. 2-28, 1992 & was approved on Dec, 21, 1992.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund),  
Petitioner/Mortgagee,

-versus- File No. FC-DC-0752-23  
EXTRA JUDICIAL FORECLOSURE OF REAL ESTATE MORTGAGE UNDER ACT 3135, AS AMENDED BY ACT 4118

JESUS A. PAJOTA, married to EVELYN A. PAJOTA,  
Respondents/Mortgagors.

x-----x

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services Inc., Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City against respondents/mortgagors, JESUS A. PAJOTA, married to EVELYN A. PAJOTA with postal addresses at Block 5, Lot 17, Hauston Homes, BuroI Main, Dasmariñas City, Cavite and Lot 11, Block 35, Pacific Parkplace Vill, Paliparan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 31, 2023 amounts to THREE HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED TWENTY ONE PESOS & 84/100 (Php339,721.84), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on July 20, 2023 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, BuroI II, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title  
NO. 057-2015016829

IT IS HEREBY CERTIFIED that certain land situated in BRGY.PALIPARAN MUN. OF DASMARINAS, PROVINCE OF CAVITE, IS. OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 11, BLK. 35 OF THE CONS.-SUBD. PLAN, PCS-04-015326, BEING A PORTION OF THE CONS. OF LOTS 1-10, BLK1; 15-16, BLK. 6; 21-27, BLK.16;29, BLK.19; 28 & 30, 32, BLK 20;26,28,30 &31, BLK. 21; 26 & 28-30, BLK 22; 24 &26-28, BLK. 23;24 &26-28, BLK. (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of Owner: JESUS A. PAJOTA MARRIED TO EVELYN A. PAJOTA,

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the publication auction should not take place on the said date and time, it shall be held on August 17, 2023 at the same time and place without further notice.

21 June 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. TOGERO, JR.  
Sheriff IV

ATTY. MARCELA L. BAYBAY  
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: "Cavite Digest"  
DATES: June 26, July 3 & 10, 2023

TA, BOTH OF TECHNICAL DESCRIPTION (continued from page 1) 24; 1-16, BLK. 25; 1-2, BLK. 26; 1-10, BLK. 27; 1-48, BLK. 32; 1-10, BLK. 33; 1. BLK. 35; ROAD LOTS 1, 3, 5, 27-33, 36, 50 & 51, ALL OF PCS-04-011266; LOTS 7238-B, PSD-04-105947. BLK.13; PCS-04-ALL OF PCS-04-012348; LOT 8081-B, PSD-04-0109435, LOT 7237-A, PSD-04-076772, LOT1, (LRC) PSD-358827 & LOT 3846-B, PSD-04-121629, L.R.C. REC. NO.), SITUATED IN THE BRGY. PALIPARAN, MUN. OF DASMARINAS, PROVINCE OF CAVITE, IS. OF LUZON. BOUNDED ON THE NE., ALONG LINE 1-2 BY LOT 12;ALONG LINE 2-3 BY LOT 14; ON THE SE., ALONG LINE 3-4 BY LOT 13, ALL BLK.35; ON THE SW., ALONG LINE 4-5 BY ROAD LOT 21; & ON THE NW.,ALONG LINE 5-1 BY LOT 9, BLK. 35 ALL OF THE CONS. – SUBD.PLAN.BEGINNING AT A PT. MARKED "1" ON PLAN, BEING S. 00 DEG. 40'W. 3384.58 M FROM L.M. NO. 164, IMUS ESTATE, THENCE S. 35 DEG. 30'E., 10.10 M. TO PT.2; THENCE S. 35 DEG. 30' E, 0.91 M. TO PT. 3; THENCE S. 54 DEG. 30' W., 15.00 M. TO PT. 4; THENCE N. 35 DEG. 30'W., 11.00 M. TO PT. 5 THENCE N. 54 DEG. 30'E., 15.00 M. TO THE PT. OF BEGINNING . CONTAINING AN AREA OF ONE HUNDRED AND SIXTY FIVE (165) SQ. METERS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X60 CM. BEARINGS TRUE; DATE OF ORIG. SURVEY, JULY 27, 1905-JUNE 11, 1908 AND THAT OF THE CONS.-SUBD. SURVEY, SEPT 1-15, 1997 AND WAS APPROVED ON JULY 23, 1999.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the publication auction should not take place on the said date and time, it shall be held on August 3, 2023 at the same time and place without further notice.

07 June 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. TOGERO, JR.  
Sheriff IV

ATTY. MARCELA L. BAYBAY  
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: "Cavite Digest"  
DATES: June 12, 19 & 26, 2023  
Raffle Date of Judicial Notices: 02 June 2023.

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund),  
c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services Inc.,  
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City.

JESUS A. PAJOTA, married to EVELYN A. PAJOTA  
Block 5, Lot 17, Hauston Homes, BuroI Main, Dasmariñas City, Cavite and  
Lot 11, Block 35, Pacific Parkplace Vill, Paliparan, Dasmariñas City, Cavite.

Notice posted at:  
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite  
2.The Bulletin Board of Dasmariñas City Hall  
3.The Bulletin Board of Dasmariñas City Post Office  
4.The Bulletin Board of Dasmariñas City Public Market

Raffle Date of Judicial Notices: 16 June 2023.

Copy furnished:  
NATIONAL HOME MORTGAGE FINANCE CORPORATION (NHMFC)  
104 Amorsolo St., Legaspi Village, Makati City  
SPS. DANILO P. VENTURA & MERCEDES R. VENTURA  
Golden City Dasma, Lot 69, Blk. 36, Brgy. Salawag, Dasmariñas City, Cavite and  
P56-05 17th St. cor. 6th St., Airmen's Village, Pasay City.

Notice posted at:  
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite  
2.The Bulletin Board of Dasmariñas City Hall  
3.The Bulletin Board of Dasmariñas City Post Office  
4.The Bulletin Board of Dasmariñas City Public Market

REPUBLIC OF THE PHILIPPINES  
Fourth Judicial Region  
Regional Trial Court  
Branch 20  
Imus, Cavite

HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund),  
Mortgagee,

-versus- FC CASE NO. 17834-23  
Extra-Judicial Foreclosure of Real Estate Mortgage Under Act No. 3135, as Amended, Republic Act. No. 4118

JERCY T. HERRERAS, represented by his Atty-In-Fact CYNTHIA T. HERRERAS  
Mortgagor.

X-----X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition 161 sale under Act 3135 as amended by Act 4118 filed by HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG Fund), mortgagee, with principal office at The Petron Mega Plaza Bldg. No. 358 Sen. Gil Puyat Ave., Makati City, against JERCY T. HERRERAS, represented 1,) his Atty-in-Fact CYNTHIA T. HERRERAS mortgagor, with residence address at #26 B Dungan St. Dimasalang Subdivision, Imus, Cavite/Lot 23 Block 3 Ph. 2 Dreamville IV Alapan I-C, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2023 amounts to ONE MILLION NINE THOUSAND SEVEN HUNDRED FOUR PESOS & 71/100 (P 1,009,704.71) Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to thus foreclosure and sale, the undersigned Sheriff IV will sell at Public Auction on July 11, 2023 at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus, Cavite, to the highest bidder for cash and in Philippine Currency, the following property- with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2012034713

A PARCEL OF LAND (LOT 23, BLOCK 3 OF THE CONS.-SUBD. PLAN PCS-04-025405 BEING A PORTION OF THE CONS. OF LOTS 1557-A AND 1557-B, (LRC) PSD-305700, L.R.C. RECORD NO. 8843 ), SITUATED IN THE BRGY. OF ALAPAN I-C, MUN. OF IMUS, PROVINCE OF CAN" FE. ISLAND OF LUZON. BOUNDED ON THE N.W., ALONG LINE 1-2 BY LOT 28; ON THE N E., ALONG LINE 2-3 BY LOT 22; AND ALONG LINE 3-4 BY LOT 21; AND ALONG LINE 4-5 BY LW 20, AND ALONG LINE 5-6 BY LOT 19; ON THE S.E., ALONG LINE 6-7 BY LOT 17, ALL bat. BLOCK 3; ON THE S.W., ALONG LINE 7-8 BY ROAD LOT 3 (6.50 METERS WIDE); AND ON THE S.W ALONG LINE 8-1 BY LOT 25, BLOCK 3, ALL OF THE CONS.-SUBD. PLAN. x x x x CONTAINING AN AREA OF SIXTY TWO (62) SQUARE METERS. x x x

All sealed bid must be submitted to the undersigned on the stated time and date.

In the event the public auction should not take place on the said date, it shall be held on July 18, 2023 at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon if any there be

Imus, Cavite, Philippines, June 19, 2023

ANSELMO P. PAGUNSAN, JR.  
Sheriff IV

Approved:  
ARMIE A. FRANCISCO  
Clerk of Court VI

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND (Pag-IBIG FUND)  
The Petron Mega Plaza Bldg., No. 358 Sen. Gil Puyat Ave., Makati City

**EXTRAJUDICIAL SETTLEMENT OF THE ESTAE WITH WAIVER**

Notice of hereby given that the estate of the late **RODOLFO SASIS** and **CELESTINA SASIS** who died intestate on Sutter Solano Medical Center, Solano, Vallejo California on October 4, 2007 and at Our Lady of the Pillar Medical Center, Imus City, Cavite on August 12, 2009, respectively left a parcel of land covered by Transfer of Certificate of Title No. T-60203 is subject to Extrajudicial Settlement of Estate with Waiver as per Doc. No. 33, Page No. 7, Book No. V, Series of 2023 by Notary Public for Imus City, ATTY. MANUEL ABUYO RODRIGUEZ II

CD-June 26, July 3 & 10, 2023

**ERRATUM**

In the NOTICE OF SHERIFF'S SALE particularly described as HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund), Petitioner/Mortgagee versus JERREL LYN M. CULOT (Principal Borrower), And ERIC A. ADOR (Co-Borrower) married to JENNY LYN C. ADOR, Respondent/Mortgagor published on June 5, 12 & 19, 2023 issues of CAVITE DIGEST an entry/ies should have read (1) *Blk 2 Lot 8B, Cardinas Vill., Ph.2, Brgy. San Isidro Labrador 2, Dasmariñas City, Cavite;* and *THENCE S. 63 DEG. 21'E. 1:40 M TO PT. 4 ; THENCE S. 41. DEG. 34'W., 17.82 M TO PT. 5;* and not what erroneously published.

We regret the error.

The Editor

**HEALTHY HABITS: Make sleep a priority**

Sleep is vital for every process in your body. Sleep is a time for your body to repair cells and restore energy. Your brain also performs many essential functions while you're sleeping, like storing information, removing waste, and strengthening nerve cell connections. How much sleep you need depends on your age, but for most adults, the CDC recommends Trusted Source at least 7 or more hours of sleep each night. Children and older adults typically need more sleep.

ATTY. MELANIO A. BADENAS JR.  
Atty-in-Fact, GCCS & Associates Corp  
RM. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon, City  
JERCY T. HERRERAS  
#26 B Dungan St. Dimasalang Subdivision, Imus, Cavite  
Lot 23 Block 3 Ph. 2 Dreamville IV Alapan I-C, Imus, Cavite

CD-June 26, July 3 & 10, 2023

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacoor  
Email: rtbcroccc@judiciary.gov.ph.  
Telephone No. 09273707489

BDO UNIBANK, INC.,  
Mortgagee.

-versus- Foreclosure No. 2023-153  
For: Extra-Judicial Foreclosure of Real Estate Mortgage

SPS. MARIELLE S. JACILDO AND EDRIC M. JACILDO,  
Mortgagors.

X-----X

**NOTICE OF EXTRA JUDICIAL FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, BDO UNIBANK, INC., at BDO Towers Valero, 8741 Paseo de Roxas, Salcedo Village, Makati City, and against the mortgagors, SPS. MARIELLE S. JACILDO AND EDRIC M. JACILDO at Block 45 Mais St., Tuman Marikina City and Block 3 Lot 8, Cerritos Terraces, Brgy. Molino, Bacoor, Cavite, to satisfy the mortgagee indebtedness which as of May 15, 2023, amounts to FIVE MILLION EIGHT HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED NINETY EIGHT PESOS & 51/100 (P5,863,598.51), Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fees incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on July 27, 2023 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

TRANSFER CERTIFICATE OF TITLE NO. 167-2018001215

LOT NO: 8 BLOCK NO: 3 PLAN NO: PCS-04-028103. PORTION OF: LOT 6930-A AND 6930-B, PSD-04-130592; 8843 LOCATION: BARANGAY OF MOLINO, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, ISLAND OF LUZON. AREA: NINETY NINE SQUARE METERS (99), MORE OR LESS

"All sealed bid must be submitted to the undersigned on the above stated time and date."

"In the event the public auction should not take place on the said date, it shall be held on August 3, 2023, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacoor, June 19, 2023.

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By: ROBERT JON A. ELA CRUZ  
Sheriff IV

Copy Furnished:  
BDO UNIBANK, INC.  
RISK MANAGEMENT GROUP-REMEDIAL MANAGEMENT UNIT  
11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City  
SPS. MARIELLE S. JACILDO AND EDRIC M. JACILDO  
Block 45 Mais St., Tuman Marikina City  
Block 3 Lot 8, Cerritos Terraces, Brgy. Molino, Bacoor, Cavite  
WARNING: It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.

CD-June 26, July 3 & 10, 2023

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND  
Petitioner- Mortgagee,

-versus- FNC 2023-263

LERMA PAMFILO REAL,  
MARRIED TO MARIO ROCHA REAL,  
Respondents-Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No 358 Sen. Gil Puyat Avenue, Makati City against LERMA PAMFILO REAL, MARRIED TO MARIO ROCHA REAL, Mortgagors, with postal address at 196 B Orange Lane, Dela Paz St., Caniogan, Pasig City and/or Lot 36, Blk. 30, Ciudad Nuevo, Ph.4, Timalan, Naic, Cavite, to satisfy the mortgage indebtedness which as of March 15, 2023, amounted to THREE HUNDRED TWENTY NINE THOUSAND TWO HUNDRED THIRTY ONE PESOS and 58/100 (Php. 329,231.56) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on July 11, 2023 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
NO. 057-2015007418

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF TIMALAN MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: A PARCEL OF LAND (LOT 36 BLOCK 30 OF THE CONSOLIDATION SUBDIVISION PLAN PCS-04-025578, BEING A PORTION OF LOT 5A-1, PSD-04-210290; LOT 2962-A-1, PSD-04-0210292, LOT 2965-A-1, PSD-04-210291; LOT 2963 AND 2966, NAIC ESTATE, (VS-04-000597), L.R.C. RECORD NO. ...) SITUATED IN BARANGAY OF TIMALAN, MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x CONTAINING AN AREA OF FIFTY FOUR (54) SQUARE METERS, x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date, it shall be held on July 18, 2023 at same time and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, May 13, 2023

JANELLE V.L. AGADON, MBA  
Sheriff IV

Copy furnished:  
HOME DEVELOPMENT MUTUAL FUND  
- The Petron Mega Plaza Building, No 358 Sen. Gil Puyat Avenue, Makati, City  
Lerma Pamfilo Real And Mario Rocha Real, - 196 B Orange Lane, Dela Paz St. Caniogan, Pasig City and/or Lot 36, Blk. 30, Ciudad Nuevo, Ph.4, Timalan, Naic, Cavite  
Jeffrey A. Ramietas- Great Source Corporation, 2546 A. Bonifacio St., Bangkal Makati City

CD-June 12, 19 & 26, 2023

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
NAIC CAVITE  
OFFICE OF THE CLERK OF COURT  
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND  
Petitioner-Mortgagee,

-versus- FNC 2023-262

ALVIN BILLONA CALIDGUID,  
Respondent-Mortgagor.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118 filed by HOME DEVELOPMENT MUTUAL FUND, Mortgagee, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against ALVIN BILLONA CAUDGUID, Mortgagor, with postal address at 13 Chico St., Panam Village, Pinagsama, Taguig City and/or Lot 17, Blk 71, Pasinaya Homes Phase 2, Sabang (Formerly Timalan), Naic, Cavite, to satisfy the mortgage indebtedness which as of March 14, 2023, amounted to FOUR HUNDRED FIFTY FOUR THOUSAND SEVEN HUNDRED SEVENTY PESOS and 74/100 (Php.454,770.74) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on July 11, 2023 at 9:00 in the morning or soon thereafter at the Regional That Court, Naic Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE  
NO. 057-2018040568

IT IS HEREBY CERTIFIED that a certain land situated in BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows: LOT: 17 BLOCK NO: 71 PLAN NO: PSD-04-246095 PORTION OF: SUBD. OF LOT 2933, FLS-986-D, NAIC ESTATE (VS-04-000597) LRC RECORD NO: 8340 LOCATION: BARANGAY OF SABANG (FORMERLY TIMALAN) MUNICIPALITY OF NAIC, PROVINCE OF CAVITE, ISLAND OF LUZON x x x AREA: THIRTY SEVEN (37) SQUARE METERS, MORE OR LESS x x x.

Prospective bidders are hereby enjoined to investigate for themselves the title of the above-described property and to the encumbrance existing thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date, it shall be held on July 18, 2023 at the same time and at the same place mentioned above without further notice

Municipality of Naic, Province of Cavite, May 13, 2023

JANELLE V. LAGADON, MBA  
Sheriff IV

Copy furnished:

HOME DEVELOPMENT MUTUAL FUND- The Petron Mega Plaza Building, No. 358 Sen Gil Puyat Avenue, Makati City

Alvin Billona Calidguid - 13 Chico St., Panam Village, Pinagsama, Taguig City and/or Lot 17, Blk 71, Pasinaya Homes Phase 2, Sabang (Formerly Timalan), Naic, Cavite

Jeffrey A. Ramietas- Great Source Corporation, 2546 A. Bonifacio St., Bangkal, Makati City

CD-June 12, 19 & 26, 2023

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 21  
IMUS CAVITE

BDO UNIBANK, INC.,  
Mortgagee,

FC CASE NO, 17911-23  
-versus- EXTRA-JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER ACT  
3135 AS AMENDED BY ACT 4118

SPOUSES RONALDO MISLANG  
GONZALES and GINA DE LIMA  
GONZALES,

Mortgagors.

X-----X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by BDO UNIBANK, INC., mortgagee, with office address at 11th Floor, BDO Towers Valero, 8741 Paseo de Roxas, Makati City, against SPOUSES RONALDO MISLANG GONZALES AND GINA DE LIMA GONZALES, mortgagors, with residential and postal address at (1) Lot 4 Blk. 8 Phase 1, Willow St., Citi-homes Subd., Molino IV, Bacooc, Cavite and (2) Lot 10 Blk. 1 Felizana Estate Subd., Pasong Buwaya, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 17, 2023 amounts to ONE MILLION FIVE HUNDRED THIRTY THOUSAND SIXTY SIX PESOS & 30/100 (P1,530,066.30), Philippine Currency, including interest and penalties, but excluding attorney's fees, sheriffs fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on JULY 4, 2023 at 10:00 A.M. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2018020569

"A parcel of land (Lot 10, Blk. 1 of the consolidation-subdivision plan Pcs-04-026427, being a portion of Lot 12-C, of Psd-04-157519 and Lot 12-D-1-A, of Psd-396475, LRC Rec. No. 1140) situated in the Barangay of Pasong Buwaya, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 11. Blk. 1; on the NE., along line 2-3 by Road Lot 2; on the SE., along line 3-4 by Lot 9, Blk. 1; and on the SW., along line 4-1 by Lot 35, Blk. 1, all of the consolidation-subdivision plan. x x x Containing an area of EIGHTY (80) SQUARE METERS, MORE OR LESS. x x x"

All sealed bids must be submitted to the undersigned on the above stated time and date.

In the event the public auction should not take place on the said date, it shall be held on JULY 11, 2023 at 10:00 A.M. without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

Imus, Cavite, June 2, 2023.

WILMAR M. DE VILLA  
Sheriff IV

APPROVED:  
ARMIE A. FRANCISCO  
Clerk of Court VI

COPY FURNISHED:  
BDO UNIBANK, INC.,  
11th Floor, BDO Towers Valero (formerly Citybank Tower), 8741 Paseo de Roxas, Makati City 1226  
SPS. RONALDO MISLANG GONZALES AND GINA DE LIMA GONZALES  
Lot 4 Blk. 8 Phase 1, Willow St., Citihomes Subd., Molino IV, Bacooc, Cavite and Lot 10 Blk. 1, Felizana Estate Subd., Pasong Buwaya, Imus, Cavite

CD-June 12, 19 & 26, 2023

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacooc

Email: rtcbcrocc@judiciary.gov.ph  
Telephone No. 09273707489

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as Pag-IBIG Fund),  
Mortgagee.

-versus- Foreclosure No. 2023-126  
For: Extra-Judicial Foreclosure of  
Real Estate Mortgage

MICHAEL ANGELUS ANGELUS M. BUAN,  
Mortgagor.

X-----X

NOTICE OF EXTRA JUDICIAL FORECLOSURE

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as Pag-IBIG Fund), at The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City, and against the mortgagor MICHAEL ANGELUS M. BUAN at Lot 6 Blk. 11 Breezewoods Subd., Mambog II, Bacooc, Cavite and Lot 29 Blk. 6 Greentown Villas 1 Extension, Brgy. Mambog III, Bacooc, Cavite, to satisfy the mortgage indebtedness which as of April 28, 2023 amounts to SIX HUNDRED TWENTY THREE THOUSAND THREE HUNDRED FIVE PESOS & 77/100 (P623,305.77), Philippine Currency, inclusive of inclusive of interest, and penalty charges but exclusive of other fee incident to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on July 7, 2023 at 10:00 o'clock in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacooc City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

TRANSFER CERTIFICATE OF TITLE  
NO. 167-2016033819

" A PARCEL OF LAND (LOT 29 BLOCK 6 OF THE CONS.-SUBD. PLAN, PCS-04- 027168, BEING A PORTION OF THE CONS. OF LOT 5435-B, PSD-04-171600 & LOT 5436-B, PSD-04-036176, L.R.C. RECORD NO. 8843), SITUATED IN THE BARANGAY OF MAMBOG, MUNICIPALITY OF BACCOOR, PROV. OF CAVITE, ISLAND OF LUZON. x x x, CONTAINING AN AREA OF THIRTY SIX (36) SQ. M."

"All sealed bid must be submitted to the undersigned on the above stated time and date."

"In the event the public auction should not take place on the said date, it shall be held on July 14, 2023, without further notice."

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and encumbrances, if any there be.

City of Bacooc, June 5, 2023.

MELY C. HERMOSURA-VISTA  
Clerk of Court VI

By:  
ELIAS E. ESCALA  
Sheriff IV

Copy Furnished:  
HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as Pag-IBIG Fund)  
The Petron Mega Plaza Bldg., No. 358 Sen Gil Puyat Avenue, Makati City

ATTY. RIZALDY F. DE LEON  
Suite 6 Third Floor A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
DASMARIÑAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND  
(Otherwise known as Pag-IBIG Fund),  
Petitioner/Mortgagee,

-versus- File No. FC-DC-0746-23  
EXTRA JUDICIAL FORECLOSURE OF  
REAL ESTATE MORTGAGE UNDER  
ACT 3135, AS AMENDED BY ACT 4118

ERLINDA B. LLARENA,  
Respondent/Mortgagor.

X-----X

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by the petitioner/mortgagee, HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services Inc., Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City against respondent/mortgagor, ERLINDA B. LLARENA with postal addresses at No. 21 Purok 7, Brgy. Moonwalk, Multinational, Parañaque City and Lot 32, Block 15, Village Park Subdivision, Brgy. Lanzaan I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 21, 2023 amounts to TWO HUNDRED NINETEEN THOUSAND FOUR HUNDRED THIRTY TWO PESOS & 41/100 (Php219,432.41), exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on July 20, 2023 at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

Transfer Certificate of Title  
No. T-735771

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas Prov. Of Cavite bounded and described as follows:  
A parcel of land (Lot 32 Blk. 15 of the cons./subd. plan Pcs-04-010634, being a portion of the cons. of Lot 6919, Imus Estate & Lot 6918-1, (LRC) Psd 296038, L.R.C. Rec. No. ), situated

in the Bo. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the N., along line 1-2 by Lot 31; on the E., along line 2-3 by Lot 34 both of Blk. 15; on the S., along line 3-4 by Rd. Lot 16; and on the @., along line 4-1 by Lot 30 Blk. 15 all of the cons./subd. plan. Beginning at a pt. marked "1" on plan being N. 00 deg. 46 'W., 3726.39m. from Mon. No. 99 Imus Estate; thence S. 89 deg. 39'E., 4.00 m. to pt.2 thence 00 deg. 21' W.,9.50 m. to pt.3; thence N. 89 deg. 39'W., 4.00m. is registered in accordance with the provisions of the Property Registration Decree in the name of ERLINDA B. LLARENA, single, of legal age, Filipino. to pt. 4; thence N. 00 deg. 21'E., 9.50 m. to the pt. of beginning, containing an area of THIRTY EIGHT (38) SQ. METERS. All pts. referred to are indicated on the plan and are marked on the ground by PS. cyl. Conc. Mons. 15x40 sm.; bearings true: date of orig. survey July 27, 1905 – June 11, 1908 and that of the cons./subd. survey Jan. 4-31, 1995 and was approved on July 28, 1995.

Prospective buyers and/or bidders are hereby enjoined to investigate for themselves the title of the said real property and the encumbrance thereon, if there be any.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the publication auction should not take place on the said date and time, it shall be held on August 3, 2023 at the same time and place without further notice.

07 June 2023, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.  
Sheriff IV

ATTY. MARCELA L. BAYBAY  
Clerk of Court VI & Ex-Officio Sheriff

PUBLICATION: "Cavite Digest"  
DATES: June 12, 19 & 26, 2023  
Raffle Date of Judicial Notices: 02 June 2023.

Copy furnished:  
HOME DEVELOPMENT MUTUAL FUND (Otherwise known as Pag-IBIG Fund),  
c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services Inc.,  
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City.  
ERLINDA B. LLARENA  
No. 21 Purok 7, Brgy. Moonwalk, Multinational, Parañaque City and  
Lot 32, Block 15, Village Park Subdivision, Brgy. Lanzaan I, Dasmariñas City, Cavite.

Notice posted at:  
1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite  
2.The Bulletin Board of Dasmariñas City Hall  
3.The Bulletin Board of Dasmariñas City Post Office  
4.The Bulletin Board of Dasmariñas City Public Market

# Lab For All Konsulta Caravan launched benefited more than 2K beneficiaries

(From page 1) to Filipinos, especially the inilalapat nito sa mga tao tions, free medicines, and  
For All program poor. also food packs.  
aims to provide better pri- "Napakaganda ng The 3rd Lab for All  
mary health care services programang ito dahil he said. A priority program Konsulta Caravan in Cen-  
tral Luzon will be held in August in Bataan.

Mr. MICHAEL ANGELUS M. BUAN For the next five  
Lot 6 Blk. 11 Breezewoods Subd., Mambog II, Bacooc, Cavite years, Lab for All will be  
Lot 29 Blk. 6 Greentown Villas 1 Extension, Brgy. Mambog III, Bacooc, Cavite launched in different parts  
of the country to promote  
inclusive access to quality  
health care for the people,  
services such as laboratory especially the marginal- tests, medical consulta- ized sector. Source: DILG